

April 2

2-1-3.1

Staff Report (Peter) Don Palmer - Request for a two lot subdivision – Sketch Plan

PROJECT DESCRIPTION: The parcel which is being considered for subdivision is located on Palmer Lane, near the Richmond line off Sherman Hollow Road. The smaller, 10 acre lot, although an odd shape, has sufficient frontage and conforms to the parcel dimensional requirements. The area where the dwelling is proposed is open with clumps of trees, and the rear portion of the lot is forested. The remainder lot contains about 50 acres of land in Hinesburg and adjoining property in Richmond where the home of the applicant is located.

HISTORY: Mr. Palmer has been separating parcels for his children from a large parcel he owns in Richmond and Hinesburg. The neighboring properties all have homes on them.

ISSUES: The following Planning and Design standards from Articles VI and VII of the Subdivision Regulations apply to the proposal.

Application of Planning Standards:

The Commission shall evaluate any subdivision in accordance with the following standards, based on goals and objectives identified in the Town Plan. The Commission may require the sub divider to submit information addressing impacts related to these standards. In light of findings made on these standards, the Commission may require modification and/or phasing of the proposed subdivision or correction of any adverse impacts.

Suitability for Development – This parcel is suitable for development. There is a utility easement that crosses the corner of the proposed septic disposal site and this should be addressed by the designer of the system before approval.

Natural Features Protection – This parcel adjoins land that is currently pastured however there is a buffer of trees on that lot and the house site is over 200 feet from the open lands. The wooded section of the property has already been isolated from the bulk of the forestlands on the remainder by previous subdivisions. There are no other significant resources to be considered.

Cultural Features Protection – The house site, while in the middle of partially open lands is situated in similar fashion to its neighbors, and is not visible from distant properties.

Open Space and Recreation: Not applicable

Compatibility with Surroundings – It is compatible.

Transportation – Not applicable

Soil Erosion and Storm Water Run-off – The proposed driveway gains approximately 35 feet in elevation and crosses the contours diagonally which may intercept sufficient water to require a culvert along the driveway to divert some of the stormwater back on to the open lands. There will only a slight increase in total runoff from the structures and altered land surfaces.

Water Supply – A driven well is proposed. Well logs for surrounding homes should be submitted before approval.

Wastewater Disposal – The site plan indicates two shallow wells down hill from the proposed disposal location. You may want to have the site technician verify that the typical well head protection zones shown on the plan are sufficient.

Agriculture/Forestry – The proposed development is located in an area that is marginal for agricultural and forestry uses and where development will be least disruptive to agricultural and forestry operations.

Municipal Services – Not applicable.

Energy Conservation – The house is oriented to the west and in a moderately exposed location.

Conformance with Town Bylaws and Plan – The development is in compliance with Town regulations.

Outdoor Lighting All exterior lighting shall be installed or shielded in such a manner as to conceal light sources and reflector/refractor areas from view from points beyond the lot.

Design Standards for Rural Areas (Section 7.10.8-(3)a Sub Div Regs) While the proposed house location is not within the woodland located on the lot it would be very difficult to meet setback requirements there. The proposed building envelope is towards the edge of the open field, and the slope precludes a southerly orientation.

Section 5.7 of the Zoning Bylaws requires that all lots have access to a public road. The remainder lot is, I think, a separate lot, created by the boundary of Richmond and Hinesburg. If this is the case then a deeded right of way must be a condition of this subdivision permit in order to comply with the bylaw. It will have to be 50 feet in width and located so that it is possible to construct a road or driveway on it. It could come through the Richmond property now owned by Mr. Palmer.